

## **CITY COUNCIL MEETING**

Tuesday, July 28, 2009

**Grimes City Hall 5:30 P.M.**

The regular meeting of the Grimes City Council was called to order by Mayor Tom Armstrong on Tuesday, July 28, 2009 at 5:30 P.M. at the Grimes City Hall.

Roll Call: Present: Long, Grove, Altringer, Evans, Patterson

### **GENERAL AGENDA ITEMS.**

#### **APPROVAL OF THE AGENDA**

Moved by Long, Seconded by Patterson; the Agenda shall be approved.

Roll call: Ayes: All Nays: None. Motion passes: 5-0.

#### **APPROVAL OF CONSENT AGENDA**

A. Minutes from the July 14, 2009 Council Meeting. B. Alcohol License Renewal for Krueger BP #4, 11304 NW 54<sup>th</sup>, Grimes, Iowa (Class C Beer Permit BC, Sunday Sales, Carryout Wine) C. Appointment to DART Commission of Paula Dierenfeld as Commissioner/ Alternates to DART representing DART Transit District #7 D. Pay Request No. 1 for the S. James St. and S. 19<sup>th</sup> St. HMA Overlay Project to Grimes Asphalt & Paving Corp. in the amount of \$118,033.22 E. Trailer purchase from Overton Trailer Sales in the amount of \$5,059.00 F. Claims dated July 28, 2009 in the amount of \$394,503.69.

Moved by Long, Seconded by Patterson; the Consent Agenda shall be approved.

Roll call: Ayes: All Nays: None. Motion passes: 5-0.

#### **FIRE CHIEF REPORT**

Fire Chief Krohse was present to address the Council. He advised that an old Johnston School bus was donated to the fire department for the next week for extrication training by his staff.

#### **PEOLPLESERVICE**

Mark Devine of PeopleService was present to update the Council on the Water and Waste Water Facilities. Devine stated that the final walk through had been done on the Jase Landing Development. He also advised that the driveway around the plant had been finished and work continues on the recalls on the water hydrants. Devine stated that the water valve had been replaced at N 6<sup>th</sup> Court.

### **PUBLIC AGENDA ITEMS AND COUNCIL ACTIONS**

#### **A. Public Hearing on the Proposed Bidding Requirements, Contract Documents, and Estimate of cost for the South James Street Reconstruction**

Mayor Armstrong opened the Public Hearing at 5:35 p.m. City Engineer, John Gade advised that his project would be a two mile urbanized roadway from the Sports Complex to the City limits of Grimes, along with a bike trail and storm sewer. Mayor Armstrong asked if anyone in the audience wished to address the Council. There being no oral nor written communication, Mayor Armstrong closed the Public Hearing at 5:37 p.m.

**B. Award Contract for the South James Street Reconstruction Project to Reilly Construction in the amount of \$2,276,371.74**

City Engineer Gade stated that eight bids had been submitted through the Iowa Department of Transportation (IDOT). The low bid was from Reilly Construction in the amount of \$2,276,371.74. Gade stated that we would not know who the subcontractors would be until after the project is awarded by the City and signed by IDOT. Council Member Long asked when the stimulus money would be received on this project in the amount of one million dollars. Mayor Armstrong advised that it was his understanding that the State already had this funding. Gade also stated that incentives are in place by the State on this project for such things as road smoothness and thickness, which could give incentives to the contractor up to \$30,000. Gade also stated that money had been put aside in this project for potential change orders due to possible unforeseen issues. Gade advised that portions of the roadway will be shut down during the project. Mayor Armstrong asked that we stay in contact with schools regarding the road closures. Gade also stated that the project will stop short by 300 to 400 feet of the City limits between Grimes and Urbandale. The City of Urbandale will finish this section during their construction of the adjacent roadway. An agreement will need to be reached between Grimes and Urbandale on these costs to the City of Grimes for this area.

Moved by Long, Seconded by Patterson; the contract for the South James Street Reconstruction Project to Reilly Construction in the amount of \$2,276,371.74 shall be approved.

Roll call: Ayes: Long, Patterson, Evans, Altringer Nays: Grove Motion passes: 4-1.

**C. Glenstone Trail Senior Apartments**

Jeff Skidmore of Schlagel & Associates, P.A. Lenexa, Kansas was present to address the Council regarding the Glenstone Trail Senior Apartments. Skidmore stated that this facility would be located north of 37<sup>th</sup> and east of S.E. Glenstone Drive. The facility would be a 75,000 square foot, 3 story building. Skidmore stated that this was an eight acre track that is subdivided into a 4 acre track for this senior housing apartment. The site plan had been approved by the Planning and Zoning Commission subject to FOX Engineering comment letter of July 16, 2009 unanimously.

Moved by Long, Seconded by Patterson; the site plan for Glenstone Trail Senior Apartments subject to FOX Engineering comment letter of July 16, 2009 shall be approved.

Roll call: Ayes: All Nays: None. Motion passes: 5-0.

**D. Glenstone Trail Plat 6**

Jesse Duff of Cooper Crawford & Associates, West Des Moines, Iowa, was present to present the Final Plat for Glenstone Trail Plat 6. Duff stated that this development was a 34 lot single family subdivision in a R270 zoned area. Duff stated that paving in this area would be complete in the next 1 ½ weeks and public improvements are being worked on. City Engineer Gade stated that he had no issues at this time with the plat.

Moved by Grove, Seconded by Patterson; the Glenstone Trail Plat 6 Final Plat shall be approved.

Roll call: Ayes:: All Nays: None Motion passes 5-0.

**E. Thompson Sub Division Final Plat**

Greg Rogers representing QuikTrip, Ankeny, Iowa was present for the Thompson Sub Division Final Plat. Rogers stated that they were working on the issues address in the comment letter from Fox Engineering regarding the plat. Rogers stated that #2 on the comment letter asked about a 4-year maintenance bond for all the pavement and utilities. Rogers asked about making a request to the City to be added to the general contractors

insurance instead of adding the four year maintenance bond. On item #3 on the comment letter, Rogers asked that instead of a performance bond or letter of credit, that the Certificate of occupancy be held by the City. Gade stated Rogers questions would need to be addressed by the City Attorney. Gade asked Rogers that in the event that a water main is extended in this area if an easement could be granted. Rogers stated that he did not see a problem with that but details would need to be worked out. Gade will meet with Rogers to work on easement details. City Attorney Sinnard agreed to address the issues discussed by Rogers and report back.

Moved by Grove, Seconded by Long; Thompson Sub Division Final Plat shall be approved subject to review by the City Attorney and the letter from Fox Engineering date July 16, 2009.

Roll call: Ayes: All Nays: None. Motion passes: 5-0.

### **E. PUBLIC FORUM**

No one signed up to address the Council.

### **COUNCIL DISCUSSIONS.**

#### **1. Mayor's Report**

Mayor Armstrong had nothing new to report.

#### **2. City Attorney's Report**

City Attorney Kara Sinnard had nothing new to report.

#### **3. City Engineer's Report**

City Engineer John Gade had nothing new to report

#### **4. City Staff Report**

City Administrator Kelley Brown had nothing new to report.

#### **5. Old Business**

Council Member Grove asked about the speed limit along 82<sup>nd</sup> Avenue. City Administrator Brown stated that a request had been received from Gary Sinclair, Superintendent of Dallas Center Grimes Schools, to leave the speed limit on this road at 25 mph year round and not just when school is in session. A question arose regarding who had jurisdiction over the speed limit. Council Member Grove stated that according to state code that if the school district is in the City limits the City has the right to set the speed limits for 200 feet in either direction of the school. This would grant the City the authority. Council Member Grove voiced concerns over what happens if the lights are not working and agreed that the 25 mph speed limit 12 months of the year. Currently the 25 mph speed limit is only when school is in session. There was not a consensus from the Council to support this change. City Administrator Brown suggested that since Mr. Sinclair's concerns had already been forwarded to Polk County that if Polk County agreed, the speed limit would be permanently set at 25 mph; but if Polk County disagreed, the City could proceed accordingly and not challenge their decision any further.

## **6. New Business**

Brian Buethe representing Grimes Chamber and Economic Development addressed the Council regarding a possible grant application called I-GOV Jobs. Grant awards would require a local match of \$1.25 million. Buethe stated that this grant would be used for disaster mitigation for South Main Street from South 2<sup>nd</sup> to South 6<sup>th</sup>. The I GOV Jobs is used to stimulate jobs and retain existing jobs and is geared towards dense usage areas. This area on Main Street could meet the requirements of this grant money. The Council discussed that due to a previous project not moving forward on the Capital Improvement Plan there is potential money available for local match dollars. Electronic applications for this grant are due by 11:59 p.m. on August 3, 2009. City Administrator Brown advised that since this item was not on the agenda no vote could be taken at this time. She suggested a special meeting before the August 3, 2009 deadline, for the Council to decide if they were in favor of the grant. Council Member Patterson asked when the local match dollars would need to be paid. Buethe stated that he would need to locate that information. Mayor Armstrong asked for a consensus from the Council if they would like hold a special meeting and it was confirmed that they would be in favor. City Administrator Brown will advise the Council of the meeting date and time.

## **ADJOURNMENT**

Moved by Long, Seconded by Patterson; there being no further business, the meeting is adjourned at 6:27 p.m.

ATTEST:

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Rochelle Williams, City Clerk

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Tom Armstrong, Mayor